



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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September 23, 2013

IN REPLY PLEASE

REFER TO FILE: **PJ-0**

TO: Each Supervisor

FROM: Gail Farber *Gail Farber*
Director of Public Works

MARTIN LUTHER KING, JR. MEDICAL CENTER INPATIENT TOWER PROJECT STATUS REPORT

Following is an update on the construction of the Martin Luther King, Jr. Medical Center Inpatient Tower project for the week ending September 22, 2013.

Current Status

The project remains on schedule to achieve substantial completion by October 31, 2013. The critical path for completion continues to be on the Inpatient Tower, specifically the basement and 1st and 2nd Floors. The most critical sequence includes finishing construction to a point that fire and life safety systems, heating, ventilation, and air conditioning can be tested and commissioned. Construction activities continue to progress through the building from the top working down. The sequence of completing finish work, testing of systems, and punch list corrections is underway across the various floors. Testing and commissioning Central Plant elements, which support the Inpatient Tower, are also underway.

Two very important activities are scheduled for the week of September 23, 2013. The testing of the fire alarm system throughout the Inpatient Tower by the Office of Statewide Health Planning and Development's (OSHPD) inspector is scheduled to begin on September 24, 2013, and the testing of the elevators with the State elevator inspector is scheduled to begin on September 26, 2013.

Critical Path Activities – September 23 – October 6, 2013

- Inpatient Tower – Conduct acceptance testing of the fire alarm system with the OSHPD Fire Life Safety Officer.
- Inpatient Tower – Conduct State elevator inspection.
- Central Plant 2 – Obtain OSHPD acceptance of the work.

- Central Plant 4 – Perform generator and emergency power testing with OSHPD. Obtain OSHPD acceptance of the work.
- Inpatient Tower Basement – Continue air test and balance. Complete acoustical ceiling tile installation. Start installation of morgue body cooler and light boom.
- Inpatient Tower Level 1 – Complete overhead ceiling inspections and corrections and begin acoustical ceiling tile installation. Continue installation of radiology equipment. Start air test and balance. Complete terrazzo at security vestibule. Install seismic joint at ambulance entry and security vestibule.
- Inpatient Tower Level 2 – Complete air test and balance. Continue installation of surgical booms. Begin punch list corrective work.
- Inpatient Tower Level 3 – Continue punch list process.
- Inpatient Tower Level 4 – Complete installation of bench seating at waiting room. Continue punch list progress.
- Inpatient Tower Level 5 – Continue punch list process.
- Ancillary Building – Complete wood ceiling installation at cafeteria dining area. Complete electrical connection to kitchen equipment. Complete acoustical ceiling tile installation on the 2nd Floor. Complete expansion joint installation with both the Multi-Service Ambulatory Care Center and the Inpatient Tower.

Significant Progress – September 9 - 22, 2013

- Central Plant 2 – Completion of work continued. Began operational training with Internal Services Department staff.
- Central Plant 4 – Replaced relays in the automatic transfer switches to correct transfer time issue. Initial testing of repair was conducted successfully.
- Inpatient Tower Basement – Installation of radiology equipment completed. Ceiling repairs are ongoing and being followed by the installation of ceiling tiles. Started air test and balance.
- Inpatient Tower Level 1 – Continued overhead ceiling work completion. Installation of metal panel ceiling at emergency department waiting area has not started. Drywall was installed and terrazzo flooring placed at security vestibule.
- Inpatient Tower Level 2 – Installation of surgical booms in the operating rooms started and progressed as planned. Acoustical tiles being installed throughout the floor, including central sterile. Continued air test and balance.
- Inpatient Tower Level 3 – Completed installation of bench seating at waiting room. Punch list work continued.
- Inpatient Tower Level 4 – Began installation of bench seating at waiting room. Punch list work continued.
- Inpatient Tower Level 5 – Punch list work continued.

- Inpatient Tower – Fire alarm testing with the Inspector of Record was conducted throughout the building to complete in advance of acceptance testing.
- Ancillary Building – Installation of wood ceiling at cafeteria dining area continued.

Staffing

The contractor is continuing to maintain a significant number of construction workers in the field (see below).

Mon. 9/9/13	Tues. 9/10/13	Wed. 9/11/13	Thurs. 9/12/13	Fri. 9/13/13	Sat. 9/14/13	Sun. 09/15/13
306 (48 overtime)	308 (47 overtime)	310 (44 overtime)	311 (65 overtime)	318 (22 overtime)	94 (overtime)	12 (overtime)
Mon. 9/16/13	Tues. 9/17/13	Wed. 9/18/13	Thurs. 9/19/13	Fri. 9/20/13	Sat. 9/21/13	Sun. 9/22/13
318 (22 overtime)	313 (20 overtime)	313 (19 overtime)	314 (26 overtime)	297 (37 overtime)	96 (overtime)	9 (overtime)

Civic Art

- Installation of the art work in the courtyard adjacent to the Inpatient Tower will begin on September 27, 2013. The delivery of the sculpture for the entry drop-off circle is scheduled for November. A more detailed update on Civic Art projects is available from the Arts Commission.

Critical Events

- Public Works is holding weekly coordination meetings with MLK-LA regarding the transition planning for building turnover and occupancy. MLK-LA representatives are scheduled to participate in punch list walks beginning in October. Coordination of the purchase and installation of medical equipment and other equipment is ongoing. Training of MLK-LA staff on the operation and maintenance of various equipment and building systems is being discussed, as is the coordination of various building components that are shared between MLK-LA and the Department of Health Services.
- September 18, 2013 – Public Works' executive oversight meeting with Hensel Phelps was held to coordinate project progress and ensure timely resolution of remaining issues.

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We will continue to provide you with regular updates on the progress of construction. If you have any questions, please contact me or your staff may contact Jacob Williams at (626) 458-4014.

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cc: Arts Commission (Erin Harkey)
Chief Executive Office (William T Fujioka, Brence Culp, Santos Kreimann,
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